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Minutes

BRS Building Code Appeals Board (BCAB)
Meeting Location: Virtual Microsoft Teams-Meeting
October 6, 2022

Meeting Called to order by the Chairman John Couture, at 9:30 a.m. followed by Roll call:

Board Members Present:

David Riquinha
John Couture, Chairman
Kent Vinson

Guests Present:

See sign-in sheet for each case:

- Case Number:** 22-0085
Appellant: Brendan Johnson (Owner-Global Property Developers Corp)
Property Address: 12 South Hunt Road, Amesbury, MA. 01913
Summary of Case: Appellants sought relief from 780 CMR 507.4 and 903.2, with respect to new construction.

David Riquinha made a **MOTION** that was **SECONDED** by Kent Vinson, to **GRANT** variances from **780 CMR 507.4** and **903.2**. The Motion was approved by unanimous vote.

- Case Number:** 22-0086
Appellant: Joseph Igoe (Owner-88 NOWA LLC & West End Acquisition)
Property Address: 88 North Washington Street, Boston, MA. 02114
Summary of Case: Appellants sought relief from 780 CMR 403.5.1, with respect to new construction.

John Couture made a **MOTION** that was **SECONDED** by David Riquinha to **GRANT** a variance from **780 CMR 403.5.1**. The Motion was approved by unanimous vote.



3. **Case Number:** 22-0087
Appellant: Jeff Perras (Owner-Town of Stoneham)
Property Address: 149 Franklin Street, Stoneham, MA. 02180
Summary of Case: Appellants sought relief from 780 CMR 712.1.9 and 1014.1.2, with respect to new construction.

David Riquinha made a **MOTION** that was **SECONDED** by Kent Vinson, to **GRANT** a variance from **780 CMR 712.1.9** and a variance from **1004.1.2** on conditions that regarding **780 CMR 1004.1.2**, Appellant must post occupant loads as specified in Exhibit 1-B, pp.9 and 10 of this decision, and any changes to posted occupant loads must be reviewed by the Building Department and approved by the BCAB. The Motion was approved by unanimous vote.

4. **Case Number:** 22-0088
Appellant: James J. Cahill
Property Address: 106 Howland Street, Fall River, MA. 01722
Summary of Case: Appellants sought relief from 780 CMR Section 1027.5, with respect to an existing building.

John Couture made a **MOTION** that was **SECONDED** by Kent Vinson to **AFFIRM** the Hathaway's Interpretation and conclusion in his September 2, 2022 letter not to accept Cahill's proposed compliance alternatives and not to accept Cahill's proposal to avoid the requirement for a second means of egress required by **780 CMR 102.6.4** (Exhibit 1-A) and to **DENY** Cahill's request for a variance from **780 CMR 102.6.4**, but the BCAB agreed with Cahill that signage and lighting would not be required for the second means of egress. The Motion was approved by unanimous vote.

5. **Case Number:** 22-0089
Appellant: Jeffrey Walsh (Owner-MBTA)
Property Address: 72 Long Wharf, Boston, MA. 02110
Summary of Case: Appellants sought relief from 780 CMR Section 1011.15, 1014.6, 1023.1, 1011.3, and 1023.5, with respect to an existing MBTA stairway.

Kent Vinson made a **MOTION** that was **SECONDED** by David Riquinha, to **GRANT** variances from **780 CMR Section 1011.15** (ship's ladder use), **1014.6** (for ship ladder's rail length), **1023.1** (communications equipment space door open direction), **1011.3** (3rd party conduit, 1" encroachment into egress path), and **1023.5** (3rd party conduit not serving stair). The Motion was approved by unanimous vote.

The meeting adjourned at 2:30 p.m.